

Public Notice

U.S. Army Corps of Engineers, Norfolk District

April 27, 2006

CENAO-TS-REG
06-W0014

FEDERAL PUBLIC NOTICE

The District Commander has received a joint application for Federal and State permits as described below:

APPLICANT

Reid's Prospect, LLC
Post Office Box 1457
Newington, Virginia 22122

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site contains unnamed tributaries to the Occoquan River, and is located northeast of the intersection of Prince William County Parkway (State Route 3000) and Asdee Lane (State Route 706), east of the Prince William County Government Complex, in Prince County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to construct Reid's Prospect - Phase I of a planned, mixed-use development that will consist of an office building, a public park and associated infrastructure (roads, utilities, stormwater). The project will permanently impact approximately 0.29 acre of palustrine forested wetlands, 0.03 acre of palustrine emergent wetlands, 0.27 acre of open water and 808 linear feet of stream, permanently convert 0.005 acre of PFO to PEM wetlands and temporarily impact 88 linear feet of stream. To mitigate for the proposed wetland and stream impacts, the applicant proposes offsite mitigation.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites

for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Commander within 15 days of the date of this notice, stating specific reasons for holding the public hearing. The District Commander will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal. Additional information might change any of these findings.

COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-TS-REG), 18139 Triangle Shopping Center, Suite 213, Dumfries, Virginia 22026 and should be received by the close of business on May 15, 2006.

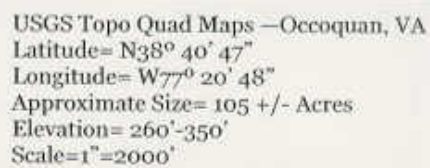
If you have any questions about this project or the permit process, please call: Ms. Theresita Crockett-Augustine at 703-221-9736.

FOR THE DISTRICT COMMANDER:

Bruce F. Williams
Chief, Northern Virginia
Regulatory Section

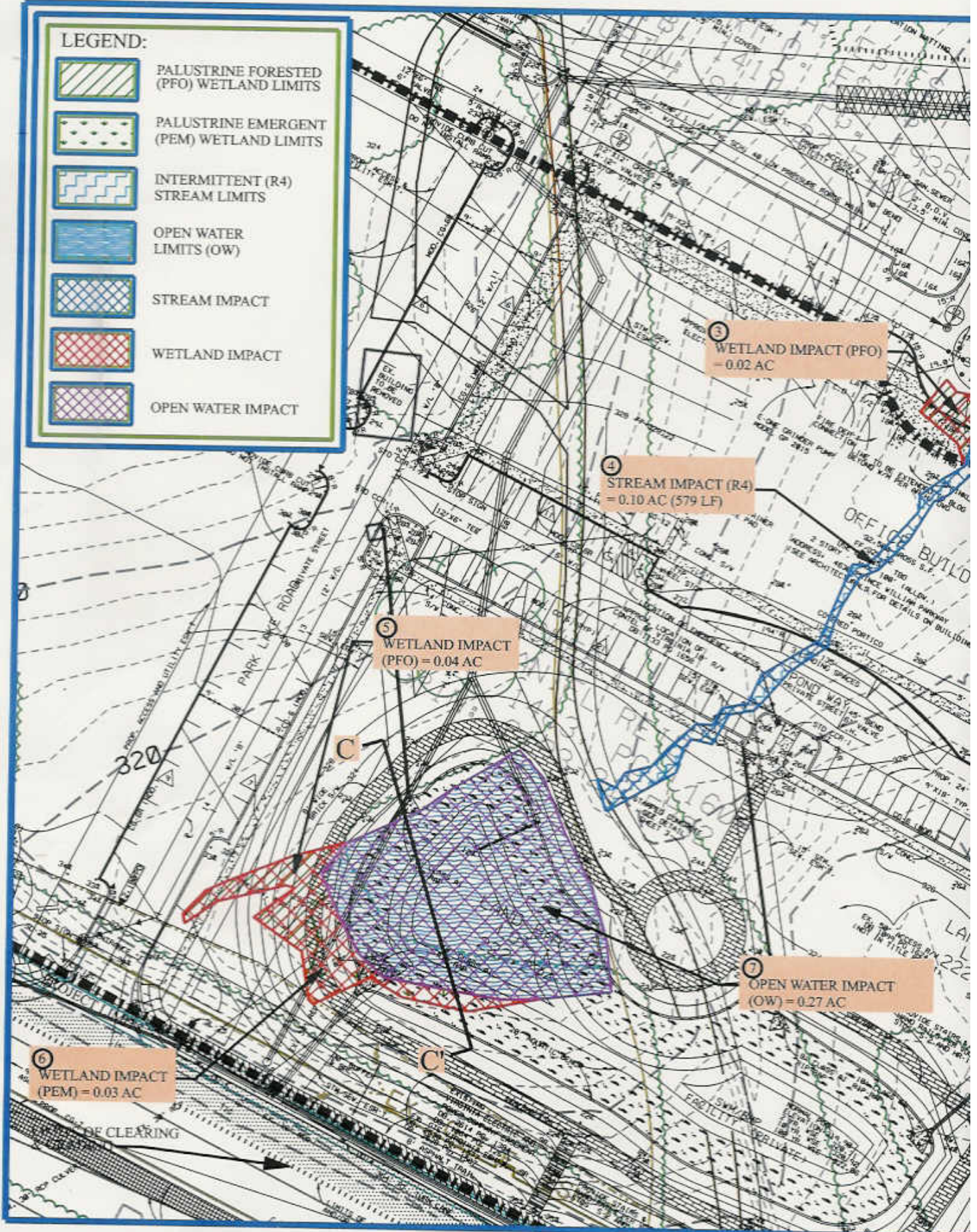
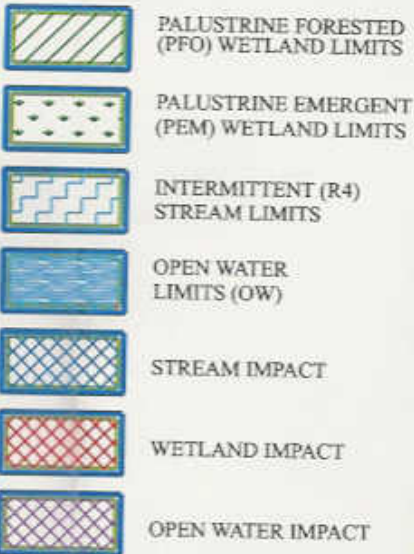
Attachment: Drawings

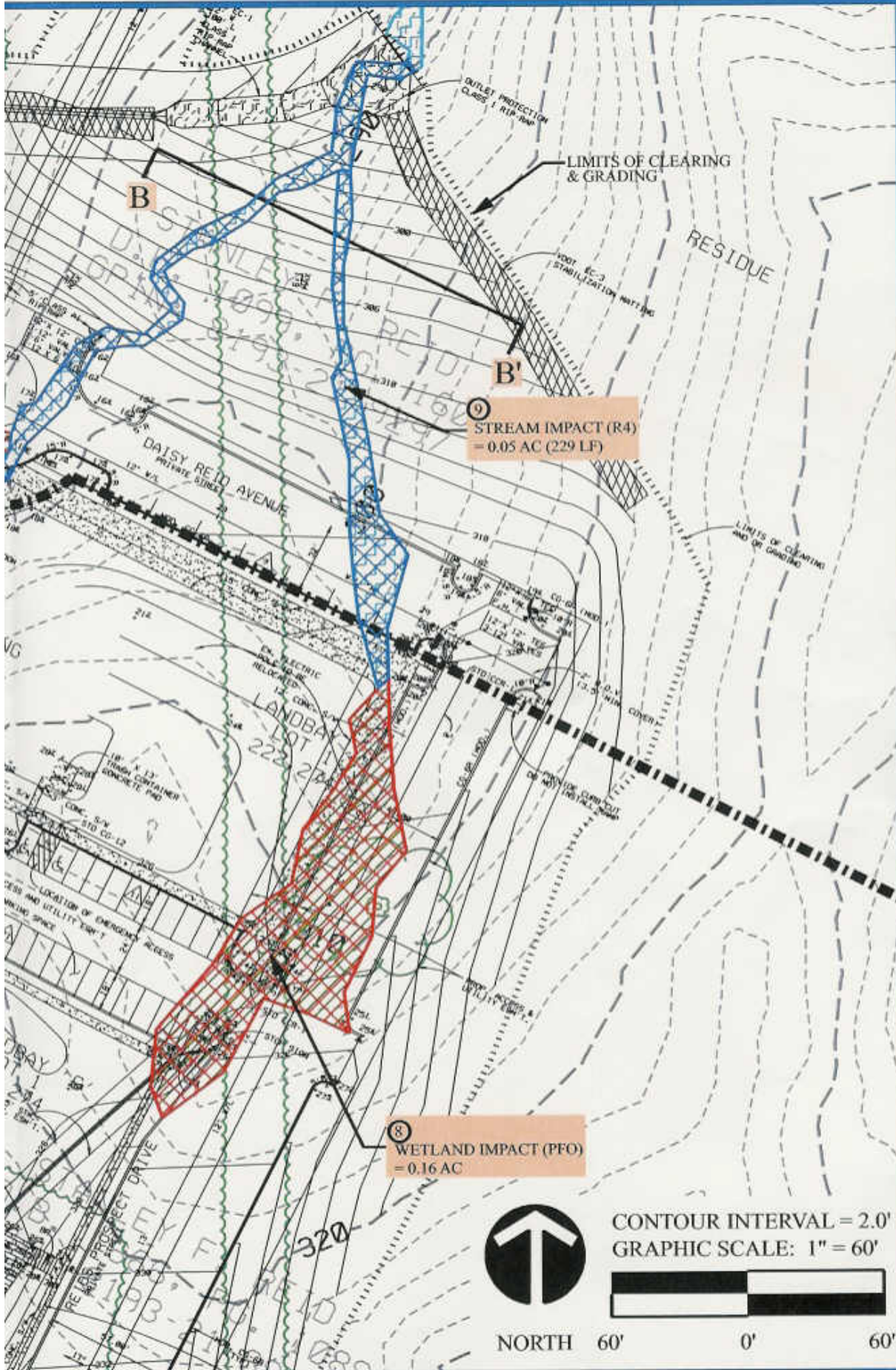
REID'S PROSPECT





LEGEND:





ANGLER
Environmental

Aquatic Resource Specialists

103 Berrington Court
Richmond, Va. 23221
ph: (804) 353-6017
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12801 Randolph Ridge Ln.
Manassas, Va. 20109
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APPLICANT: REID'S PROSPECT, LLC
PROJECT: REID'S PROSPECT - PHASE I

IMPACT FIGURE 3

PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT MANAGER:	PP
DESIGNER:	PP
DRAWN:	KG
JOB NUMBER:	1276
DESIGN FILE:	1276-PHASEI-FIGURE3.DGN
DATE:	11/11/05
REVISIONS:	
1-6-06 REVISED PER DEQ COMMENTS.	

FIGURE 3